

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 2	DATE NOV 24 1998
TO LEASE NO. GS-11B-70255 (neg)		
ADDRESS OF PREMISES Peace Corps Building 1111 20th Street, NW Washington, D.C. 20036		
THIS AGREEMENT, made and entered into this date by and between Vanguard Building, L.P. whose address is c/o Greenhoot Cohen 5101 Wisconsin Ave., NW, Suite 200 Washington, D.C. 20016 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: WHEREAS, the parties hereto desire to amend the above Lease. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective _____, as follows: This Supplemental Lease Agreement (SLA) is issued to establish the Lease commencement date and expiration date, the rent commencement date, to confirm the occupiable square foot measurement of the premises, and to modify such other terms and conditions as have been agreed to by the parties. A. Paragraph 1 of the Lease is hereby deleted and replaced with the following: 1. The Lessor hereby leases to the Government the following described premises: A total of 161,725 rentable square feet (rsf) of office and related space yielding 143,209 occupiable square feet (osf), consisting of 138,181 osf of office and related space located on floors two (2) through eight (8) in their entirety and the entire first (1st) floor excluding only the existing Black Rooster Pub space, and 5,028 osf of storage space located on the P-1 and P-2 levels of the parking garage in the building known as the Peace Corps Building, 1111 Twentieth Street, NW, Washington, D.C. 20036. All other terms and conditions of the lease shall remain in force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the above date.		
LESSOR Vanguard Building Limited Partnership <div style="background-color: black; width: 100%; height: 1.2em; margin-top: 5px;"></div> <div style="background-color: black; width: 100%; height: 1.2em; margin-top: 5px;"></div> <div style="background-color: black; width: 100%; height: 1.2em; margin-top: 5px;"></div>	BY VANGUARD, INC. GENERAL PARTNER Richard S. Cohen, President <div style="text-align: right; margin-top: 10px;"> <i>14990 Klief Rd</i> <i>N. Potomac, Md 20878</i> </div>	
UNITED STATES OF AMERICA <div style="background-color: black; width: 100%; height: 1.2em; margin-top: 5px;"></div> <div style="background-color: black; width: 100%; height: 1.2em; margin-top: 5px;"></div>	<div style="text-align: right; margin-top: 10px;"> <i>Contracting Officer, WPW</i> </div>	

- B. Paragraph 2 of the Lease is hereby deleted and replaced with the following:
2. TO HAVE AND TO HOLD the said premises with their appurtenances for the TEN (10) YEAR FIRM term beginning on June 1, 1998 through May 31, 2008, subject to termination and renewal rights as may be hereinafter set forth.
- C. Paragraph 3 of the Lease is hereby deleted and replaced with the following:
3. Commencing on June 1, 1998, the Government shall pay the Lessor annual rent of \$4,484,155.80 at the rate of \$373,679.65 in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: Vanguard Building Limited Partnership, c/o Greenhoot Cohen, 5101 Wisconsin Avenue, NW, Suite 200, Washington, D.C. 20016.
- D. The renewal option annual rental rate set forth in Paragraph 5 of the Lease is amended to be at a rental rate of \$4,286,275.34 per annum, payable at the rate of \$357,189.61 per month in arrears.
- E. The Government's Share for Tax Adjustments as set forth in Section 3.4 of the SFO, as amended, is hereby confirmed to be ninety-five percent (95%).
- F. The Operating Costs Base as set forth in Section 3.6 of the SFO, as amended, is hereby confirmed to be (b) (4)
- G. Paragraph 18 of Rider No. 1 to the Lease, requiring the Lessor to provide, at Lessor's expense, a curb lay-by at the front of the building, is hereby deleted from the Lease in its entirety. In consideration for this deletion, the Lessor shall paint, at Lessor's expense, the building exterior limestone, columns and exposed aggregate panels of the building on the entire Twentieth Street and L Street sides of the building and approximately one-half of the North side and one-half of the East side of the building.
- H. The Lessor shall install a fence at each end of the private alley at the North side of the building to restrict public access to this area, and shall further install a lock-box at the loading dock area for the roll-up door at the East side of the building to accommodate and secure the door chain. These items shall be provided at Government expense, subject to submission and negotiation of the final cost by the Lessor.
- I. All terms and conditions of the Lease not amended by this SLA shall remain in full force and effect.
- J. This document will not constitute a payment obligation until the date of execution by the United States. As a result, even though payments will be made retroactively, no monies are due under this agreement until thirty days after the date of execution by the Government's Contracting Officer.
- 